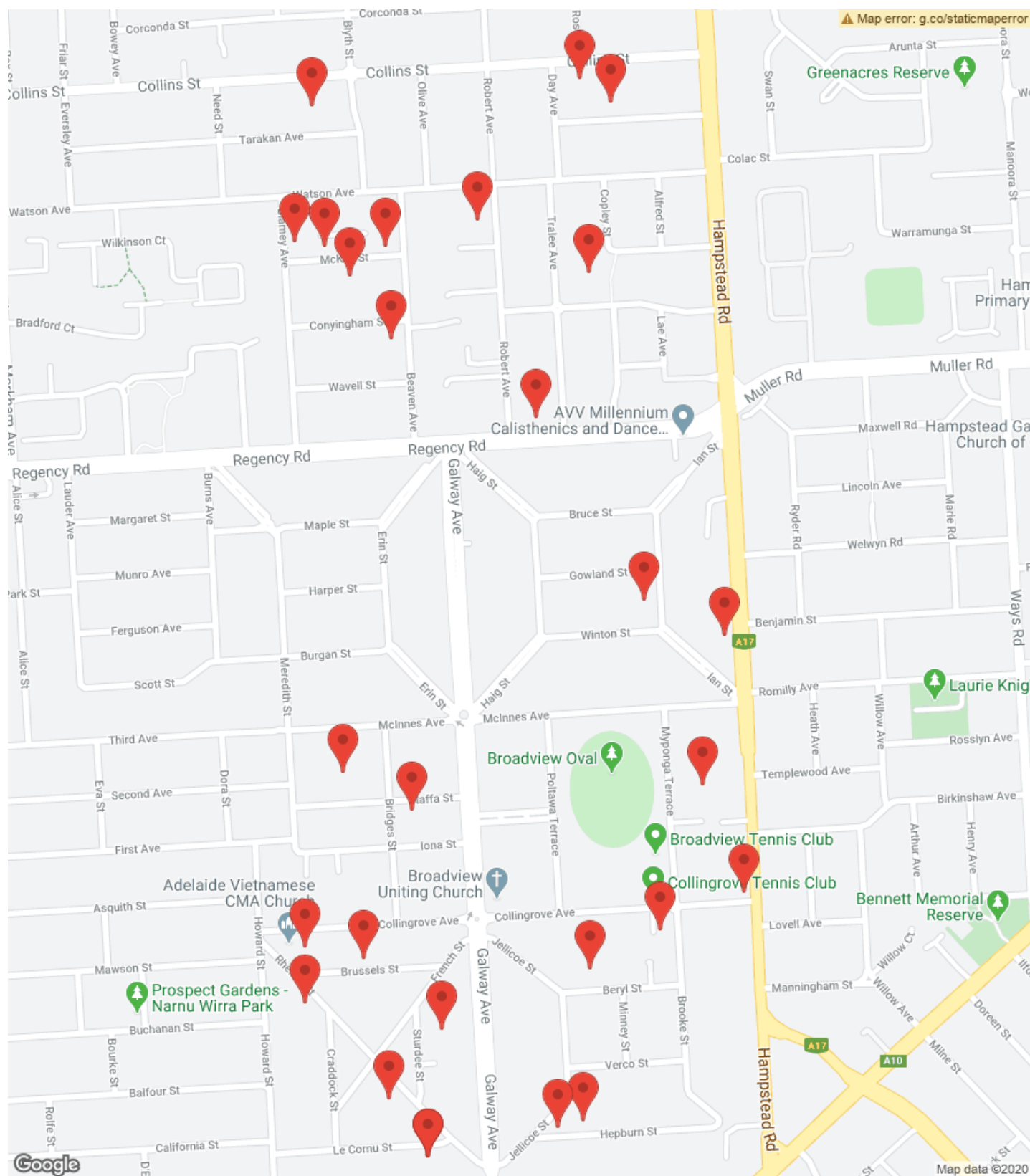


## **SALES REPORT**

BROADVIEW 5083

## Sales Map



Prepared on 03/08/2020 by Max de Meyrick, 0400 745 196 at Weeks & Macklin Real Estate. © Property Data Solutions Pty Ltd 2020 (pricefinder.com.au)

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# Sales Search Report - Image Report

## Search Criteria

**Locality:** BROADVIEW  
**Postcode:** 5083

**Sale Date:** 01/05/2020 to 03/08/2020

**Sale Price:** Any

**Land Size:** Any

**Attributes:** Any

**Property Type:** Any

## Search Summary

Records: 28

	Price	Days	Area
<b>Lowest</b>	\$ 0	17	15 m <sup>2</sup>
<b>Highest</b>	\$ 29,300,000	464	3,703 m <sup>2</sup>
<b>Average</b>	\$ 1,519,321	93	569 m <sup>2</sup>
<b>Median</b>	\$ 407,500	64	490 m <sup>2</sup>



### 4 MCKAY ST, BROADVIEW, SA 5083

UBD Ref: Adelaide - 106 K2 3 1 2



**Property Type:** Unit  
**Area:** 338 m<sup>2</sup> (83 m<sup>2</sup>)  
**Area \$/m2:**  
**RPD:** A34//F50638

**Sale Price:** Price Withheld (Agents Advice - Sale)  
**Sale Date:** 31/07/2020 **Days to Sell:** 136 Days  
**Last Price:** \$349,000 **Chg %:**  
**First Price:** \$350,000 - \$360,000 **Chg %:**

**Features:** BUILD YR: 1956, WALL TYPE: RENDERED, ROOF TYPE: GALVANISED IRON, STYLE: SAHT CONVENTIONAL, STOREYS: 1



### 14 FRANCIS AVE, BROADVIEW, SA 5083

UBD Ref: Adelaide - 106 M1 3 1 2



**Property Type:** House  
**Area:** 680 m<sup>2</sup> (260 m<sup>2</sup>)  
**Area \$/m2:** \$787(\$2,058)  
**RPD:** A81//D3259

**Sale Price:** \$535,000 (Agents Advice - Sale)  
**Sale Date:** 30/07/2020 **Days to Sell:** 30 Days  
**Last Price:** \$495,000 - \$535,000 **Chg %:**  
**First Price:** \$495,000 - \$535,000 **Chg %:**

**Features:** BUILD YR: 1951, WALL TYPE: BLOCK (INC MT GAMBIER STONE), ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: AUSTRALITY, STOREYS: 1



### 5/73 COLLINS ST, BROADVIEW, SA 5083

UBD Ref: Adelaide - 106 K1 2 1 1



**Property Type:** Unit  
**Area:** 15 m<sup>2</sup> (59 m<sup>2</sup>)  
**Area \$/m2:** \$12,499(\$3,169)  
**RPD:** UN5//S1487

**Sale Price:** \$187,000 (Normal Sale)  
**Sale Date:** 24/07/2020 **Days to Sell:** 464 Days  
**Last Price:** Priced to Sell: \$190,000 **Chg %:** -1.6%  
**First Price:** \$220k - \$230k **Chg %:**

**Features:** BUILD YR: 1970, WALL TYPE: BRICK, ROOF TYPE: GALVANISED IRON, STYLE: CONVENTIONAL, STOREYS: 1



### 117 COLLINS ST, BROADVIEW, SA 5083

UBD Ref: Adelaide - 106 L1 3 1 2



**Property Type:** House  
**Area:** 695 m<sup>2</sup> (102 m<sup>2</sup>)  
**Area \$/m2:** \$604(\$4,118)  
**RPD:** AL517//D3418

**Sale Price:** \$420,000 (Normal Sale)  
**Sale Date:** 22/07/2020 **Days to Sell:** N/A  
**Last Price:** **Chg %:**  
**First Price:** **Chg %:**

**Features:** BUILD YR: 1951, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1


**32 BEAVEN AVE, BROADVIEW, SA 5083**

UBD Ref: Adelaide - 106 K2 4 1 2



**Property Type:** House  
**Area:** 707 m<sup>2</sup> (116 m<sup>2</sup>)  
**Area \$/m2:** \$781(\$4,759)  
**RPD:** A214//D4110

**Sale Price:** **\$552,000 (Agents Advice - Sale)**  
**Sale Date:** 18/07/2020 **Days to Sell:** 17 Days  
**Last Price:** AUCTION 18TH JULY **Chg %:**  
**First Price:** AUCTION 18TH JULY **Chg %:**

**Features:** BUILD YR: 1952, WALL TYPE: BLOCK (INC MT GAMBIER STONE), ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: AUSTERITY, STOREYS: 1


**4/9 STURDEE ST, BROADVIEW, SA 5083**

UBD Ref: Adelaide - 106 L7 2 1 1



**Property Type:** Unit  
**Area:** 159 m<sup>2</sup> (83 m<sup>2</sup>)  
**Area \$/m2:** \$1,819(\$3,494)  
**RPD:** UN4//S1579

**Sale Price:** **\$290,000 (Normal Sale)**  
**Sale Date:** 17/07/2020 **Days to Sell:** 51 Days  
**Last Price:** \$280,000 - \$300,000 **Chg %:**  
**First Price:** \$280,000 - \$300,000 **Chg %:**

**Features:** BUILD YR: 1974, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1


**30 BLAMEY AVE, BROADVIEW, SA 5083**

UBD Ref: Adelaide - 106 K2 3 1 1



**Property Type:** House  
**Area:** 367 m<sup>2</sup> (137 m<sup>2</sup>)  
**Area \$/m2:** \$858(\$2,299)  
**RPD:** F1001//C24643

**Sale Price:** **\$315,000 (Agents Advice - Sale)**  
**Sale Date:** 17/07/2020 **Days to Sell:** 59 Days  
**Last Price:** \$309,000 - \$329,000 **Chg %:**  
**First Price:** \$339,000 - \$359,000 **Chg %:** **-7.1%**

**Features:** BUILD YR: 1956, WALL TYPE: BRICK, ROOF TYPE: GALVANISED IRON, STYLE: SAHT CONVENTIONAL, STOREYS: 1


**1 RHEIMS ST, BROADVIEW, SA 5083**

UBD Ref: Adelaide - 106 K7 2 1 1



**Property Type:** House  
**Area:** 609 m<sup>2</sup> (102 m<sup>2</sup>)  
**Area \$/m2:** \$835(\$4,985)  
**RPD:** AL93//F111201

**Sale Price:** **\$508,500 (Normal Sale)**  
**Sale Date:** 16/07/2020 **Days to Sell:** 64 Days  
**Last Price:** \$490,000 - \$520,000 **Chg %:**  
**First Price:** \$500,000 - \$550,000 **Chg %:**

**Features:** BUILD YR: 1964, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1


**15 STAFFA ST, BROADVIEW, SA 5083**

UBD Ref: Adelaide - 106 K6 3 2 2



**Property Type:** House  
**Area:** 337 m<sup>2</sup>  
**Area \$/m2:** \$1,831  
**RPD:** A51//D92417

**Sale Price:** **\$617,000 (Agents Advice - Sale)**  
**Sale Date:** 13/07/2020 **Days to Sell:** 26 Days  
**Last Price:** Under Contract **Chg %:**  
**First Price:** \$575k - \$625k **Chg %:**

**Features:** STOREYS: 1





### 38 ROBERT AVE, BROADVIEW, SA 5083

UBD Ref: Adelaide - 106 L2 3 1 2



**Property Type:** House  
**Area:** 723 m<sup>2</sup> (219 m<sup>2</sup>)  
**Area \$/m2:**  
**RPD:** A16//D5417

**Sale Price:** Price Withheld (Agents Advice - Sale)  
**Sale Date:** 10/07/2020 **Days to Sell:** 65 Days  
**Last Price:** \$486,000 - \$530,000 **Chg %:**  
**First Price:** Auction Thursday 4th **Chg %:**

**Features:** BUILD YR: 1956, WALL TYPE: STONE, FREESTONE, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



### 10 IAN ST, BROADVIEW, SA 5083

UBD Ref: Adelaide - 106 M5 3 1 4



**Property Type:** House  
**Area:** 687 m<sup>2</sup> (188 m<sup>2</sup>)  
**Area \$/m2:** \$0(\$0)  
**RPD:** AL22//F20946

**Sale Price:** \$0 (Normal Sale)  
**Sale Date:** 06/07/2020 **Days to Sell:** N/A  
**Last Price:** **Chg %:**  
**First Price:** **Chg %:**

**Features:** BUILD YR: 1947, WALL TYPE: RENDERED, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1



### 4/23 LE CORNU ST, BROADVIEW, SA 5083

UBD Ref: Adelaide - 106 L8 2 1 1



**Property Type:** Unit  
**Area:** 110 m<sup>2</sup> (73 m<sup>2</sup>)  
**Area \$/m2:** \$2,667(\$4,014)  
**RPD:** UN4//S1936

**Sale Price:** \$293,000 (Normal Sale)  
**Sale Date:** 30/06/2020 **Days to Sell:** 109 Days  
**Last Price:** \$290,000 - \$310,000 **Chg %:**  
**First Price:** \$290,000 - \$310,000 **Chg %:**

**Features:**



### 2 HEPBURN ST, BROADVIEW, SA 5083

UBD Ref: Adelaide - 106 M8 4 2 2



**Property Type:** House  
**Area:** 364 m<sup>2</sup> (220 m<sup>2</sup>)  
**Area \$/m2:** \$2,225(\$3,682)  
**RPD:** AL1//D114316

**Sale Price:** \$810,000 (Normal Sale)  
**Sale Date:** 26/06/2020 **Days to Sell:** 213 Days  
**Last Price:** \$815K **Chg %:**  
**First Price:** Auction On Site **Chg %:**

**Features:** BUILD YR: 2018, WALL TYPE: RENDERED, ROOF TYPE: COLOURBOND, STYLE: CONVENTIONAL, STOREYS: 2



### 3 COLLINGROVE AVE, BROADVIEW, SA 5083

UBD Ref: Adelaide - 106 K7 3 1 1



**Property Type:** House  
**Area:** 557 m<sup>2</sup> (130 m<sup>2</sup>)  
**Area \$/m2:** \$1,073(\$4,596)  
**RPD:** AL54//F111262

**Sale Price:** \$597,500 (Normal Sale)  
**Sale Date:** 25/06/2020 **Days to Sell:** 47 Days  
**Last Price:** \$595,000 - \$635,000 **Chg %:**  
**First Price:** \$595,000 - \$635,000 **Chg %:**

**Features:** BUILD YR: 1925, WALL TYPE: STONE; FREESTONE, ROOF TYPE: GALVANISED IRON, STYLE: BUNGALOW, STOREYS: 1


**10 STAFFA ST, BROADVIEW, SA 5083**

UBD Ref: Adelaide - 106 K6 3 1 2



Property Type: Unit  
 Area: 226 m<sup>2</sup> (112 m<sup>2</sup>)  
 Area \$/m<sup>2</sup>: \$1,682(\$3,393)  
 RPD: UN3//S6700

Sale Price: **\$380,000 (Normal Sale)**  
 Sale Date: 22/06/2020 Days to Sell: **94 Days**  
 Last Price: Contact Agent Chg %: **-2.6%**  
 First Price: Contact Agent Chg %:

Features: BUILD YR: 1985, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: COLONIAL, STOREYS: 1


**2/53 COLLINGROVE AVE, BROADVIEW, SA 5083**

UBD Ref: Adelaide - 106 M7 2 1 1



Property Type: Unit  
 Area: 184 m<sup>2</sup> (113 m<sup>2</sup>)  
 Area \$/m<sup>2</sup>: \$1,959(\$3,186)  
 RPD: UN2//S11880

Sale Price: **\$360,000 (Normal Sale)**  
 Sale Date: 16/06/2020 Days to Sell: **N/A**  
 Last Price: Chg %:  
 First Price: Chg %:

Features: BUILD YR: 1992, WALL TYPE: BRICK, ROOF TYPE: GALVANISED IRON, STYLE: CONVENTIONAL, STOREYS: 1


**6 BERYL ST, BROADVIEW, SA 5083**

UBD Ref: Adelaide - 106 M7 3 1 2



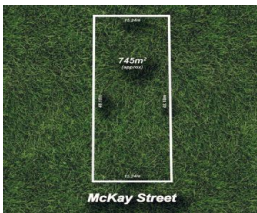
Property Type: House  
 Area: 882 m<sup>2</sup> (132 m<sup>2</sup>)  
 Area \$/m<sup>2</sup>: \$805(\$5,379)  
 RPD: AL73//F111281

Sale Price: **\$710,000 (Normal Sale)**  
 Sale Date: 09/06/2020 Days to Sell: **N/A**  
 Last Price: Chg %:  
 First Price: Chg %:

Features: BUILD YR: 1925, WALL TYPE: STONE; FREESTONE, ROOF TYPE: GALVANISED IRON, STYLE: BUNGALOW, STOREYS: 1


**9 MCKAY ST, BROADVIEW, SA 5083**

UBD Ref: Adelaide - 106 K2 - - -



Property Type: House  
 Area: 746 m<sup>2</sup> (102 m<sup>2</sup>)  
 Area \$/m<sup>2</sup>: \$529(\$3,873)  
 RPD: AL220//D4110

Sale Price: **\$395,000 (Normal Sale)**  
 Sale Date: 09/06/2020 Days to Sell: **40 Days**  
 Last Price: \$400,000 - \$440,000 Chg %: **-1.3%**  
 First Price: \$400,000 - \$440,000 Chg %: **-1.3%**

Features: BUILD YR: 1964, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1


**4/23 LE CORNU ST, BROADVIEW, SA 5083**

UBD Ref: Adelaide - 106 L8 2 1 1



Property Type: Unit  
 Area: 110 m<sup>2</sup> (73 m<sup>2</sup>)  
 Area \$/m<sup>2</sup>: \$266,692(\$401,370)  
 RPD: U4//S1936

Sale Price: **\$29,300,000 (Agents Advice - Sale)**  
 Sale Date: 05/06/2020 Days to Sell: **84 Days**  
 Last Price: \$290,000 - \$310,000 Chg %:  
 First Price: \$290,000 - \$310,000 Chg %:

Features: BUILD YR: 1974, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1


**10 BRUSSELS ST, BROADVIEW, SA 5083**

UBD Ref: Adelaide - 106 K7 2 1 3



**Property Type:** House  
**Area:** 473 m<sup>2</sup> (98 m<sup>2</sup>)  
**Area \$/m2:** \$1,089(\$5,255)  
**RPD:** AL57//F111265

**Sale Price:** **\$515,000 (Normal Sale)**  
**Sale Date:** 05/06/2020 **Days to Sell:** 58 Days  
**Last Price:** \$495,000 - \$535,000 **Chg %:**  
**First Price:** \$495,000 - \$535,000 **Chg %:**

**Features:** BUILD YR: 1960, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1


**16 BEAVEN AVE, BROADVIEW, SA 5083**

UBD Ref: Adelaide - 106 K3 3 1 1



**Property Type:** House  
**Area:** 656 m<sup>2</sup> (121 m<sup>2</sup>)  
**Area \$/m2:** \$755(\$4,091)  
**RPD:** AL72//F127506

**Sale Price:** **\$495,000 (Normal Sale)**  
**Sale Date:** 05/06/2020 **Days to Sell:** 71 Days  
**Last Price:** \$480,000 - \$520,000 **Chg %:**  
**First Price:** \$480,000 - \$520,000 **Chg %:**

**Features:** BUILD YR: 1952, WALL TYPE: RENDERED, ROOF TYPE: IMITATION TILE, STYLE: AUSTERITY, STOREYS: 1


**17 MYPONGA TCE, BROADVIEW, SA 5083**

UBD Ref: Adelaide - 106 M6 - - -



**Property Type:** Unit  
**Area:** 351 m<sup>2</sup> (158 m<sup>2</sup>)  
**Area \$/m2:** \$0(\$0)  
**RPD:** FL2//C40509

**Sale Price:** **\$0 (No Consideration)**  
**Sale Date:** 29/05/2020 **Days to Sell:** N/A  
**Last Price:** **Chg %:**  
**First Price:** **Chg %:**

**Features:** BUILD YR: 2017, WALL TYPE: BRICK, ROOF TYPE: GALVANISED IRON, STYLE: CONVENTIONAL, STOREYS: 1


**4 HEPBURN ST, BROADVIEW, SA 5083**

UBD Ref: Adelaide - 106 M8 - - -



**Property Type:** House  
**Area:** 307 m<sup>2</sup> (130 m<sup>2</sup>)  
**Area \$/m2:** \$0(\$0)  
**RPD:** AL204//D38991

**Sale Price:** **\$0 (Nils And Wills)**  
**Sale Date:** 29/05/2020 **Days to Sell:** N/A  
**Last Price:** **Chg %:**  
**First Price:** **Chg %:**

**Features:** BUILD YR: 1994, WALL TYPE: BLUESTONE; SLATE TILE, ROOF TYPE: GALVANISED IRON, STYLE: BAY WINDOW VILLA, STOREYS: 1


**82 HAMPSTEAD RD, BROADVIEW, SA 5083**

UBD Ref: Adelaide - 106 N5 4 2 4



**Property Type:** House  
**Area:** 597 m<sup>2</sup> (104 m<sup>2</sup>)  
**Area \$/m2:** \$0(\$0)  
**RPD:** AL571//D72485

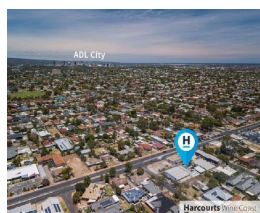
**Sale Price:** **\$0 (No Consideration)**  
**Sale Date:** 27/05/2020 **Days to Sell:** N/A  
**Last Price:** **Chg %:**  
**First Price:** **Chg %:**

**Features:** BUILD YR: 1947, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: AUSTERITY, STOREYS: 1




**610 REGENCY RD, BROADVIEW, SA 5083**

UBD Ref: Adelaide - 106 L3 - - -



**Property Type:** Commercial  
**Area:** 3,703 m<sup>2</sup>  
**Area \$/m2:** \$867  
**RPD:** AL1//D3260

**Features:** STOREYS: 1

**Sale Price:** \$3,212,000 (Multi-Sale)  
**Sale Date:** 26/05/2020 **Days to Sell:** 125 Days  
**Last Price:** Expressions of Interest **Chg %:**  
**First Price:** Expressions of Interest **Chg %:**


**9 RHEIMS ST, BROADVIEW, SA 5083**

UBD Ref: Adelaide - 106 K8 3 1 2



**Property Type:** House  
**Area:** 615 m<sup>2</sup> (140 m<sup>2</sup>)  
**Area \$/m2:** \$979(\$4,300)  
**RPD:** AL16//F111124

**Features:** BUILD YR: 1960, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: CONVENTIONAL, STOREYS: 1

**Sale Price:** \$602,000 (Normal Sale)  
**Sale Date:** 22/05/2020 **Days to Sell:** 64 Days  
**Last Price:** \$580,000 - \$620,000 **Chg %:**  
**First Price:** \$580,000 - \$620,000 **Chg %:**


**17 COPLEY ST, BROADVIEW, SA 5083**

UBD Ref: Adelaide - 106 M2 - - -



**Property Type:** Vacant Land  
**Area:** 508 m<sup>2</sup> (228 m<sup>2</sup>)  
**Area \$/m2:** \$531(\$1,184)  
**RPD:** FL2//C24823

**Features:** STOREYS: 1

**Sale Price:** \$270,000 (Normal Sale)  
**Sale Date:** 14/05/2020 **Days to Sell:** 26 Days  
**Last Price:** Contact Agent (Under **Chg %:**  
**First Price:** Contact Agent (Under **Chg %:** -5.3%


**1/44 HAMPSTEAD RD, BROADVIEW, SA 5083**

UBD Ref: Adelaide - 106 N6 2 1 2



**Property Type:** Unit  
**Area:** 237 m<sup>2</sup> (91 m<sup>2</sup>)  
**Area \$/m2:** \$1,452(\$3,780)  
**RPD:** UN1//S7731

**Features:** BUILD YR: 1987, WALL TYPE: BRICK, ROOF TYPE: TILED (TERRA COTTA OR CEMENT), STYLE: HIGH QUALITY CONVENTIONAL, STOREYS: 1, VERANDAH/DECK,

**Sale Price:** \$344,000 (Normal Sale)  
**Sale Date:** 01/05/2020 **Days to Sell:** 114 Days  
**Last Price:** \$340,000 - \$360,000 **Chg %:**  
**First Price:** \$350,000 - \$380,000 **Chg %:** -1.7%